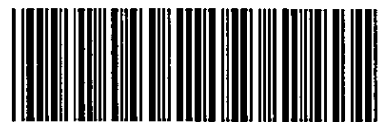

LUDGATE INVESTMENT HOLDINGS LIMITED

UNAUDITED FINANCIAL STATEMENTS

◆ *Year ended 31 March 2009* ◆

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COMPANIES HOUSE

COMPANY NO: 2261712

LUDGATE INVESTMENT HOLDINGS LIMITED

BALANCE SHEET at 31 March 2009

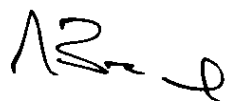
	Note	2009 £	2008 £
Current liabilities			
Creditors : amounts owed to group undertakings		<u>(1,612,713)</u>	<u>(1,612,713)</u>
Total assets less current liabilities		<u>(1,612,713)</u>	<u>(1,612,713)</u>
Capital and reserves			
Called up share capital	2	12,500	12,500
Profit and loss account		<u>(1,625,713)</u>	<u>(1,625,713)</u>
Equity shareholders' funds		<u>(1,612,713)</u>	<u>(1,612,713)</u>

The company did not trade during the current or preceding year and has made neither profit nor loss, nor any other recognised gain or loss.

The annual financial statements have not been audited because the company is entitled to the exemption provided by section 249AA(1) of the Companies Act 1985 relating to dormant companies and its members have not required the company to obtain an audit of these financial statements in accordance with s249B(2).

The directors acknowledge their responsibilities for ensuring that the company keeps accounting records that comply with Section 221 of the Companies Act 1985. The directors also acknowledge their responsibilities for preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit or loss for the financial year in accordance with Section 226 of the Companies Act 1985 and which otherwise comply with the requirements of that Act relating to financial statements, so far as applicable to the company.

The financial statements were approved by the Board on 30 July 2009 and signed on its behalf by:



Director

NOTES TO THE ACCOUNTS
for the year ended 31 March 2009**1. Accounting policy****Accounting basis**

The accounts have been prepared in accordance with applicable Accounting Standards and under the historical cost convention.

2. Share capital

	2009 £	2008 £
Authorised		
50,000 ordinary shares of £1 each	50,000	50,000
	<hr/>	<hr/>
Allotted, called up and partly paid		
50,000 ordinary shares of £1 each, 25p paid	12,500	12,500
	<hr/>	<hr/>

3. Ultimate holding company

The British Land Company PLC is the smallest and largest group for which group accounts are available and which include the company.

The ultimate holding company is The British Land Company PLC, which is registered in England and Wales. Group accounts are available on request from York House, 45 Seymour Street, London, W1H 7LX.